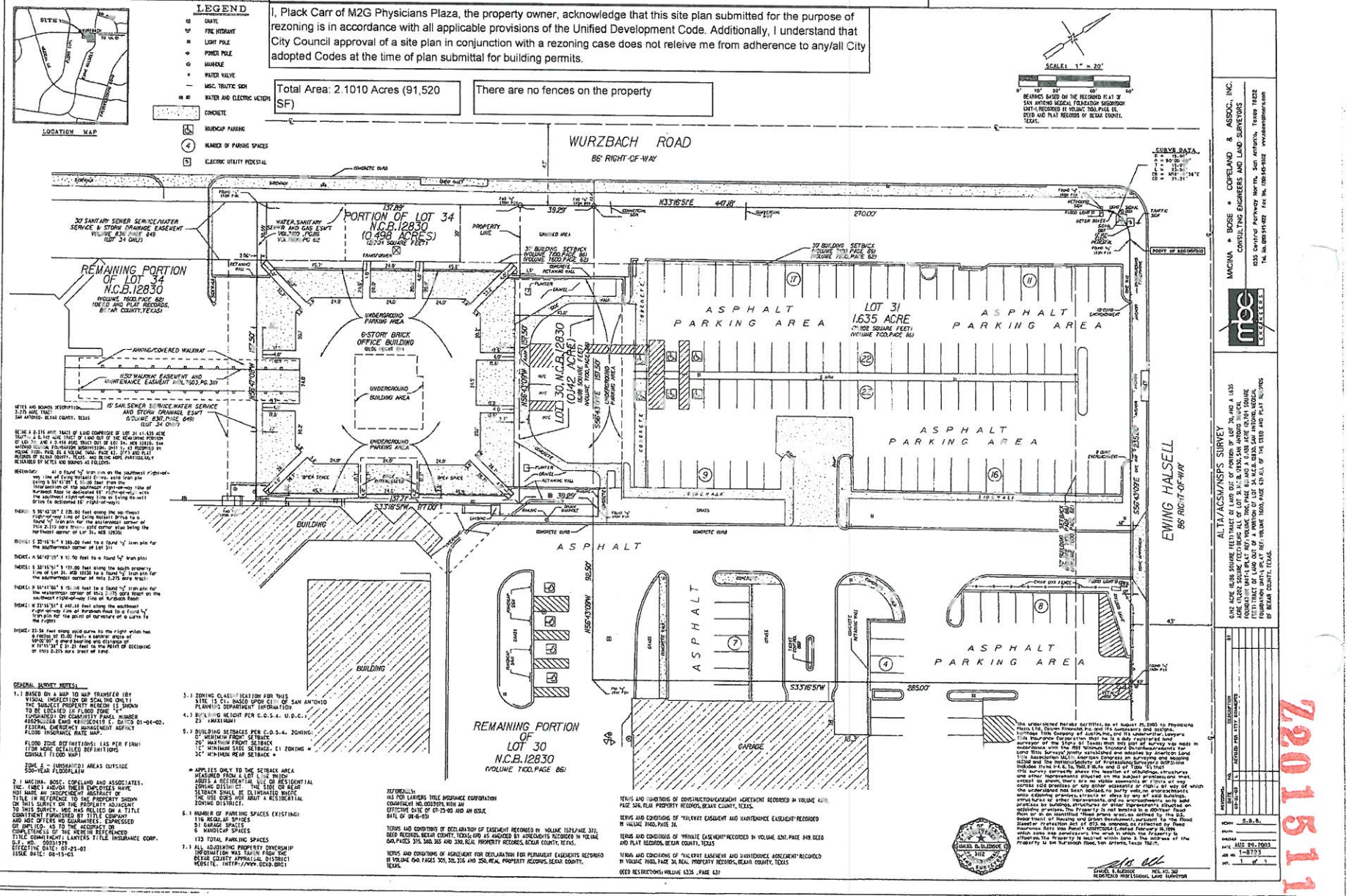
Proposed Zoning Change from C-1 AHOD to O-2 S AHOD with Specific Use Authorization for a Medical Laboratory Dental or Medical

I, Plack Carr of M2G Physicians Plaza, the property owner, acknowledge that this site plan submitted for the purpose of rezoning is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not releive me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.

Total Area: 2.1010 Acres (91,520 SF)

There are no fences on the property



GENERAL SURVEY NOTES:

1.) BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) ON COMMUNITY PANEL NUMBER 480035C0419 E, DATED 01-04-02, FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

FLOOD ZONE DEFINITIONS: (AS PER FIRM) (FOR MORE DETAILED DEFINITIONS CONSULT FLOOD MAP)

ZONE X - UNSHADED AREAS OUTSIDE 500-YEAR FLOODPLAIN

2.) MACINA, BOSE, COPELAND AND ASSOCIATES, INC. (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OR THE PROPERTY ADJACENT TO THIS SURVEY. MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY TITLE COMPANY AND ASSUMES NO GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT: LAWYERS TITLE INSURANCE CORP. G.F. NO.: 00031979
EFFECTIVE DATE: 07-25-03
ISSUE DATE: 08-15-03

3.) ZONING CLASSIFICATION FOR THIS SITE IS C1: BASED UPON CITY OF SAN ANTONIO PLANNING DEPARTMENT INFORMATION

4.) BUILDING HEIGHT PER C.O.S.A. U.D.C.: 25' MAXIMUM

5.) BUILDING SETBACKS PER C.O.S.A. ZONING:
0' MINIMUM FRONT SETBACK
20' MAXIMUM FRONT SETBACK
10' MINIMUM SIDE SETBACK; C1 ZONING *
30' MINIMUM REAR SETBACK *

* APPLIES ONLY TO THE SETBACK AREA MEASURED FROM A LOT LINE WHICH ABUTS A RESIDENTIAL USE OR RESIDENTIAL ZONING DISTRICT. THE SIDE OR REAR SETBACK SHALL BE ELIMINATED WHERE THE USE DOES NOT ABUT A RESIDENTIAL ZONING DISTRICT.

6.) NUMBER OF PARKING SPACES EXISTING:
116 REGULAR SPACES
51 GARAGE SPACES
6 HANDICAP SPACES
173 TOTAL PARKING SPACES

7.) ALL ADJOINING PROPERTY OWNERSHIP INFORMATION WAS TAKEN FROM THE BEXAR COUNTY APPRAISAL DISTRICT WEBSITE. (HTTP://WWW.BCAD.ORG)

REFERENCES:
GAS FOR LAWYERS TITLE INSURANCE CORPORATION
COMMITMENT NO. 00031979, WITH AN
EFFECTIVE DATE OF 07-25-03 AND AN ISSUE
DATE OF 08-15-03

TERMS AND CONDITIONS OF DECLARATION OF EASEMENT RECORDED IN VOLUME 1571, PAGE 372, DEED RECORDS, BEXAR COUNTY, TEXAS; AND AS AMENDED BY AGREEMENTS RECORDED IN VOLUME 6A0, PAGES 375, 380, 385 AND 390, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

TERMS AND CONDITIONS OF AGREEMENT FOR DECLARATION FOR PERMANENT EASEMENTS RECORDED IN VOLUME 6A0, PAGES 305, 310, 315 AND 350, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

TERMS AND CONDITIONS OF CONSTRUCTION/EASEMENT AGREEMENT RECORDED IN VOLUME 6317, PAGE 526, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

TERMS AND CONDITIONS OF "RELEVANT EASEMENT AND MAINTENANCE EASEMENT" RECORDED IN VOLUME 7800, PAGE 38.

TERMS AND CONDITIONS OF "PRIVATE EASEMENT" RECORDED IN VOLUME 6317, PAGE 849, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

TERMS AND CONDITIONS OF "RELEVANT EASEMENT AND MAINTENANCE AGREEMENT" RECORDED IN VOLUME 7800, PAGE 38, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS

DEED RESTRICTIONS: VOLUME 6335, PAGE 637

This undersigned hereby certifies, as of August 29, 2003 to Physicians Plaza I Ltd, Chicago Financial Inc. and its successors and assigns, Fortress Title Company of Austin, Inc., and its underwriter, Lawyers Title Insurance Corporation, that he is a duly registered land surveyor of the State of Texas; that this plat of survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by American Land Title Association and the National Society of Professional Surveyors and the requirements of Texas Society of Professional Surveyors; includes items 1-4, 6, 7a-b, 7c-d, 8, 9, 10, and 11 of Table "A" thereof; correctly shows the location of buildings, structures and other improvements situated on the subject premises; and, except as shown, there are no visible easements or rights of way across said premises or any other easements or rights of way of which the undersigned has been advised, no party walls, no encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other improvements, and no encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises. The Property is located in a 100-year flood plain as on identified Flood plains established by the U.S. Department of Housing and Urban Development, and/or the Flood Insurance Administration of 2003 for Community Panel No. 480035C0419E, dated February 19, 1996 which bears the parentheses the area in which the Property is situated on. The Property is located within Zone X The address of the Property is on Wurzbach Road, San Antonio, Texas 78217.

DANIEL B. BURDICK REG. NO. 3612
REGISTERED PROFESSIONAL LAND SURVEYOR

20015118